

COMM SW COR, RUN E 85 FT, N  
1080.62 FT FOR POB, CONT N  
361.80 FT, E 1235.48 FT, S

HUNT CAROL ANNE  
493 SW BUCK CT  
FORT WHITE, FL 32038

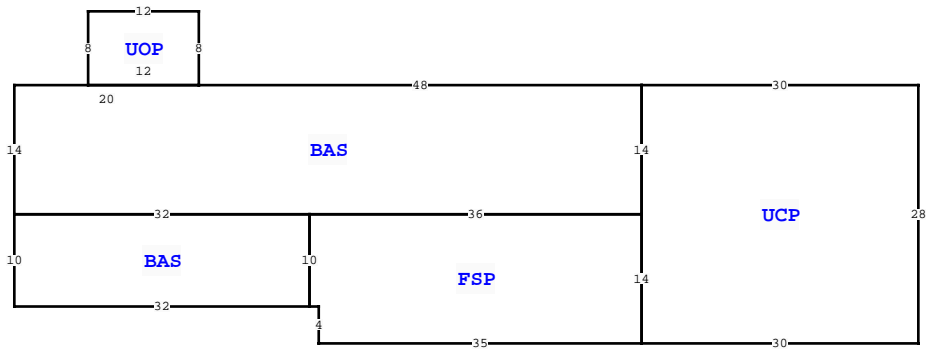
**2026**

20-7S-17-10027-121



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,664	113.9000	68.34	113,718	1994	1994	0	0	60.00	40.00		
1 MOBILE HME 100% - 1995 Heated Area: 1272 HX Base Yr 1995													



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	20717.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	8,748
BAS	952	100		952	26,024
FSP	500	40		200	5,467
UCP	840	20		168	4,592
UOP	96	25		24	656
TOTALS	2,708			1,664	45,487

493 SW BUCK CT, FORT WHITE

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0327	STABLES-SM	0	100	36	60	2,160.00	UT	7.50	7.50	85	2017	2017	3	85	13,770	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,487
TOTAL MARKET OB/XF VALUE			21,370
TOTAL LAND VALUE - MARKET			112,860
TOTAL MARKET VALUE			80,450
SOH/AGL Deduction			25,283
ASSESSED VALUE			55,167
TOTAL EXEMPTION VALUE	HX HB		30,167
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			179,717
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,327
PRMT:2:1: 14X68 1994			
PRMT:1:1: UTILITY POLE			
SALE:1:1: 10.26 ACRES NOT CONSISTENT W/ AREA SALES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20727	ADDN SFR	76	05/20/2003
8053	M H	125	02/09/1994
6924	PUMP/UTPOL	25	03/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0765/1841	8/28/1992	WD	U	V	12	32,000
GRANTOR: WILLARD ROSS						
GRANTEE: CAROL ANNE HUNT						
0640/0433	12/21/1987	AD	Q	V		25,000
GRANTOR: COX TIM & DENNIS						
GRANTEE: ROSS WILLARD P ETAL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 UOP= N8 W12 S8 E12\$ W20 S14 BAS= S10 E32 N10 W32\$ E32 FSP= S10 E1 S4 E35 N14 W36\$ E36 UCP= S14 E30 N28 W30 S14\$ N14\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	280.00	280.00	2,593							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,860							